

Weare Conservation Commission
Minutes
August 11, 2004
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In attendance were: Pat Myers, Tom Carr, Andy Fulton, and John Ciampi. Selectman Kurk attended as an observer.

Meeting commenced at 7:10 P.M.

1). Minutes of July 14, 2004 – read by Secretary John Ciampi. Changes included:

- In number 9, on the digital camera bullet, 1st line, the word “safekeeping” shall be changed to its correct spelling.
- Also in number 9, on the Breed Brook Conservation bullet, 1st line, “site walk” shall be changed to read “trail walk”.

John made motion to accept the minutes as amended, and Andy 2nd. All members voted to approve, and the motion carried.

2). Open Space Committee Update – discussion focused on the last meeting of the WOSC. The highlights included:

- Jon Dowst has become the newest member to join this committee.
- Steve Najjar was voted in as the chairperson and has accepted that charge.
- Jean Heinnman was voted in as the secretary and has accepted that charge.
- Pat Myers made motion to spend \$100.00 from the Conservation Fund to provide funding for postage for land owner contacts. Andy 2nd and all voted to approve. Motion carried.
- The next meeting of the WOSC is slated for August 25.
- Paul Doscher, of the Society for the Protection of NH Forests, is expected to attend the next meeting in order to speak to the OSC on general proceedings for acquiring conservation land.

3). Conservation Fund – Pat asked Chairman Carr about the balance in the Conservation Fund since the Commission hasn’t received a statement for 6 months. Tom will have correspondence with Elayne Pearson on this matter.

4). ATV Update – copies of the recently written ATV report produced by the Commission, was sent to the BOS to solicit their feedback and was greatly appreciated. Chairman Carr will contact the Natural Heritage Foundation concerning possible endangered plant and wildlife species along the newly proposed ATV corridor.

5). Tom Christiansen – has notified the Commission of missing minutes and he has requested that any missing gaps be furnished. What are needed are the hard copies. Also, Mr. Christiansen reminded the Commission that the deadline to produce a draft copy of the minutes is 144 hours. John will meet with Evelyn O'Connor, town clerk, to ascertain the missing minutes. At this juncture of the discussion, Tom lamented the fact that Naomi was not on full time status.

6). New Conservation Room – Pat broached the subject, to Selectman Kurk, of obtaining a new conservation room to be used for storing documents, files, and resources. Heleen suggested that Naomi may be of some help here.

7). Wetland Bureau Actions:

- Town of Weare, Woodbury Rd. Bridge application approved.
- Jack Moody property, on Forest Rd. Richard Lyons is the logger. Was given notice of multiple logging violations.
- Heleen Kurk, application was received incomplete which lacked list of abutters. Application has since been approved.
- Gary Bedard, on Dustin Tavern Rd., map 411, lot 42.2, has received notice of a wetland violation resulting from installing a driveway.
- Linwood Huntington, map 407, lot 18, has received notice of complete forestry notification.
- Stephen Bouchard, map 411, lot 150, DES # 1996-01303, has received notification of compliance and closure of file.

8). Planning Board Review:

- Robert Gordon, LLA on John Stark Highway, map 203, lot 18 and 18.1. Purpose is to annex parcel A lot 203/18 to lot 203/18.1. No comments to the Planning Board.
- John and Marie Boivert, trustees of Rocky Farm Realty Trust, map 406, lots 49 and 50, plan to subdivide for two lots. No comments to the Planning Board.
- John and Linda Dwinnells, propose a subdivision and LLA on Walker Hill Rd., map 402, lots 108 and 108.1. Purpose is to create one new lot and the remainder to accommodate the existing dwelling. These lots have already received subdivision approval from the state. Comment to the Planning Board is, in reference to the lot line, how does the lot line configuration be made adaptable and suitable in reference to this parcel. Also, there is no statement on the site plan indicating whether or not there are wetlands on the parcel. The remaining lot comprises 4.67 acres.
- William Wiluse, proposes a subdivision on Dustin Tavern Rd. on map 411, lot 224. Plan proposes to subdivide one parcel into three. Comments to Planning are that there is no 50' setback shown to wetlands; wetland boundary is unclear; and the Commission requests

that test pits be emplaced on lots 224.1, and 224.2 due to the limited buildable area.

- TCP Communications – Concord Stage Rd., a revised site plan review, was formally approved for AT&T Wireless and then sold to TCP Communications LLC. They are requesting a waiver to release them from adhering to zoning ordinance 32.7.F which obliges them to maintain a vegetative buffer around their point of operation. Comments to Planning include: is this a possible zoning issue? The Commission sees no hardship in providing a soil berm around the communication site.
- Collins Landing Rd. – a revised site plan review, map 400, lot 4, purpose is to show the proposed building according to the revised plan. Comments to Planning include: Commission would like to see indicated where the original leach fields were proposed; houses 61 and 62 are about 17' from the conservation boundary line. The Commission would like to see a minimum of 25'. Suggestions include having Art Siciliano, local surveyor, to flag the boundary in that area, and to have it monumented.

9). Other:

- New recorder – Tom stated that he would like to authorize funding to purchase a new tape recorder to replace the faulty one that the Commission is now using. Andy made motion to authorize this purchase, and Pat 2nd. All voted in the affirmative and the motion carried.
- Wood Property – Pat made a motion to amend a motion to approve a certain amount of money from the Conservation Fund subject to selectmen approval. Voting result, 3 in favor, with one abstaining (Andy).
- Kiosk – John broached the subject of the proposed kiosk intended for the Wood property, and Pat stated that she will correspond with Bob Christiansen as to whether an eagle scout(s) can use this opportunity to be involved in its construction.

10). Adjournment – John made motion to adjourn, and Andy 2nd. Since no more business needs to be conducted, all voted in favor of adjournment.

Respectfully Submitted,

John Ciampi

cc: BOS
Town Clerk
Commission Files